

9. **2008SP-015U-10**
Martin Professional Development Center
Map: 104-11 Parcel: PART OF 092
Subarea 10
Council District 18 – Keith Durbin

A request to change from RS7.5 to SP zoning for a portion of property located at 2400 Fairfax Avenue, at the northwest corner of Fairfax Avenue and 24th Avenue South (4.2 acres), to permit community education, staff and teacher training, and an office for The Nashville Alliance for Public Education in existing structures totaling 44,568 square feet, requested by the Metro Board of Education, owner.

Staff Recommendation: Approve with conditions

APPLICANT REQUEST - Preliminary SP

A request to change from Single-Family Residential (RS7.5) to Specific Plan (SP) zoning for a portion of property located at 2400 Fairfax Avenue, at the northwest corner of Fairfax Avenue and 24th Avenue South (4.2 acres), to permit community education, staff and teacher training, and an office for The Nashville Alliance for Public Education in existing structures totaling 44,568 square feet.

Existing Zoning

RS7.5 District - RS7.5 requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre.

Urban Zoning Overlay The primary intent of the urban zoning overlay district is to preserve and protect existing development patterns that predate the mid-1950s in portions of metro Nashville that were originally developed before that time and to ensure the compatibility of new development in those older portions of the city.

Historic Landmark Overlay The Historic Landmark (HL) designation honors the historical significance of a landmark and protects the building or the site's unique character. The HL designation prohibits the construction, alteration, repair, relocation or demolition in whole or in part of a structure and has no impact on use.

Proposed Zoning

SP District - Specific Plan is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. (Note: The Historic Landmark Overlay and Urban Zoning Overlay will remain on the property.)

GREEN HILLS MIDTOWN COMMUNITY PLAN

Open Space (OS) OS policy is intended to encompass public, private not-for-profit, and membership-based open space and recreational activities. The OS designation indicates that recreational activity has been secured for an open space use. Types of uses intended within OS and POS areas range from active passive recreational areas, reserves, land trusts and other open spaces to civic uses and public benefit activities deemed by the community to be "open space."

Consistent with Policy? Yes. The proposed uses include a community education and teacher training facility, and an office specific to a public education organization. The uses also include a playfield area for community recreation. The Open Space (OS) policy supports open space areas with uses such as schools and recreation centers.

PLAN DETAILS - The site plan has been designed to accommodate a 44,568 square foot education training facility, a playfield for community recreation, and on-site parking on approximately 4.2 acres. Previous uses included the playground area and the baseball/softball backstop will be relocated to other areas on the site. The backstop will be relocated within the SP, while the playground area will be moved to that portion of the property zoned RS7.5.

Access/Parking Driveway connections provide direct access to the site from both Fairfax Avenue and 24th Avenue South. There are existing sidewalks along Fairfax Avenue and 24th Avenue South and an internal pedestrian network is included on site. The site plan illustrates 116 parking spaces.

Landscaping The landscaping plan illustrates interior plantings throughout the site. Several existing trees and shrubs are planned to remain, while additional plantings will be installed in the newly constructed parking areas. Perimeter landscaping will also be installed to screen the playfield and the interior parking area from 24th Avenue South.

HISTORIC COMMISSION RECOMMENDATION - Approved

Typical and Maximum Uses in Existing Zoning District: RS7.5

Land Use (ITE Code)	Acres	Density	Total Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	3.88	4.94	19	182	15	20

Typical and Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Community education/ office(710)	3.88	N/A	44,568	717	99	129

Change in Traffic Between Typical and Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				+535	+84	+109

STAFF RECOMMENDATION Staff recommends approval with conditions of the request to rezone 4.2 acres from single-family residential (RS7.5) to Specific Plan (SP). The proposed community education, office and recreation uses are consistent with the intent of the Open Space land use policy.

CONDITIONS

1. The SP uses shall be limited to community education, staff and/or teacher training and offices for the Nashville Alliance for Public Education.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RS7.5 zoning district as of the date of the applicable request or application.
3. A corrected copy of the SP final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after consideration by Planning Commission. If a corrected copy of the SP final site plan incorporating the conditions therein is not provided to the Planning Department within 120 days after the date of conditional approval by the Planning Commission, then the corrected copy of the SP final site plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, or any other development application for the property.

Approved with conditions, (9-0) *Consent Agenda*

Resolution No. RS2008-158

“BE IT RESOLVED by The Metropolitan Planning Commission that 2008SP-015U-10 is **APPROVED WITH CONDITIONS. (9-0)**

Conditions of Approval:

1. The SP uses shall be limited to community education, staff and/or teacher training and offices for the Nashville Alliance for Public Education.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RS7.5 zoning district as of the date of the applicable request or application.
3. A corrected copy of the SP final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after consideration by Planning Commission. If a corrected copy of the SP final site plan incorporating the conditions therein is not provided to the Planning Department within 120 days after the date of conditional approval by the Planning Commission, then the corrected copy of the SP final site plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, or any other development application for the property.

The proposed SP district is consistent with the Green Hills Midtown Community Plan’s Open Space policy which is intended to encompass public, private not-for-profit and membership-based open space and recreational activities.”